

Monterey County

*Monterey County Zoning Administrator
Monterey County Government Center - Board of Supervisors Chambers
168 W. Alisal St., 1st Floor
Salinas, CA 93901*



Action Minutes - Draft

Thursday, October 25, 2018

9:30 AM

Monterey County Zoning Administrator

*Mike Novo, Zoning Administrator
Representative from Environmental Health
Representative from Public Works
Representative from Water Resources Agency*

NOTE: All agenda titles related to numbered items are live web links. Click on the title to be directed to corresponding Staff Report.

9:30 A.M. – CALL TO ORDER

ROLL CALL

Present:

Mike Novo – Zoning Administrator

Nicole Fowler – Environmental Health Bureau**

Absent:

Representative for Public Works

Representative for Environmental Services

PUBLIC COMMENT

No comments were received from the public.

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

The Secretary distributed items on the dais: Greater Monterey Peninsula LUAC minutes for item 3, PLN180323, and public comment for agenda item 4, PLN180172.

ACCEPTANCE OF MINUTES

None

9:30 A.M. - SCHEDULED ITEMS

****Nicole Fowler arrived 9:32 a.m.**

1.

PLN180317 - ZAMORA (AT&T WIRELESS)

Public hearing to consider Use Permit to allow the installation of a 120-foot tall wireless communication facility disguised as Eucalyptus tree.

Project Location: 76310 Hesperia Road, Bradley (Assessor's Parcel Number 424-051-065-000), South County Area Plan

Proposed CEQA action: Exempt per 15303 of the CEQA Guidelines construction and location of limited numbers of new, small facilities or structures.

The project was presented by project planner Kenny Taylor.

Public Comment: Tom Johnson

Decision: The Zoning Administrator found the project categorically exempt per section 15303(a) of the CEQA Guidelines and approved a Use Permit with non-substantive changes and the addition of condition for a compliance fee and edits to condition 8.

2. PLN180315 - GONZALEZ ENCARNACION & BENIGNA (AT&T WIRELESS)

Public hearing to consider the installation of a new wireless communications facility co-located on an existing transmission tower that will increase its height from 131 feet to 147.8 feet, and the installation of 12 new antennas and associated radio equipment.

Project Location: 1002 Dolan Road, Moss Landing (131-052-019-000), North County Land Use Plan

Proposed CEQA action: Exempt per Section 15303 of the CEQA Guidelines

The project was presented by project planner Yasmeen Hussain.

Public Comment: Tom Johnson

Decision: The Zoning Administrator found the project categorically exempt per section 15303 and approved a Coastal Development Permit with non-substantive changes, addition of condition recommended by Staff, and adding of language for Coastal Commission appealability.

3. PLN180323 - SETHI

Construction of an approximately 4,010-square foot two-story single family dwelling on slopes greater than 25%.

Project Location: 401 Via Del Milagro, Monterey (Assessor's Parcel Number 173-074-024-000), north of the intersection of Pasadera Drive and Via Del Milagro, Greater Monterey Peninsula Area Plan.

Proposed CEQA action: Categorically Exempt per §15303 of the CEQA Guidelines.

The project was presented by project planner Shelley Glennon along with Brandon Swanson.

Public Comment: Jeffrey Kilpatrick

Decision: The Zoning Administrator found the project categorically exempt per section 15303 and approved a Combined Development Permit with changes to findings described at the hearing and clarification on condition 8.

4. PLN180172 - FENTON

Construction of an approximately 200 sq. ft. addition to an existing 558 sq. ft. one story single-family dwelling and an approximately 455 sq. ft. detached garage/arts studio and 100 sq. ft. detached utility shed.

Project Location: 48681 Highway 1, Big Sur, Big Sur Coast Land Use Plan

Proposed CEQA Action: Categorical Exemption pursuant to Section 15303 of the CEQA Guidelines.

The project was presented by project planner R. Craig Smith along with Brandon Swanson.

Public Comment: Arden Handshy

Decision: The Zoning Administrator found the project categorically exempt per section 15301 and approved a Combined Development Permit with changes to the findings as described at the hearing and addition of conditions.

5.

PLN160131 - PG&E

Continue the public hearing on PLN160131 to November 8, 2018 for consideration of grading activities located under the Pacific Gas & Electric powerlines.

Project Location: 490 & 500 Strawberry Canyon Rd; 95 & 123 Tucker Road

Project Planner R. Craig Smith requested a continuance of the hearing for this project.

Public Comment: None.

Decision: The Zoning Administrator continue the public hearing to December 13, 2018.

OTHER MATTERS

None

ADJOURNMENT

10:40 a.m.

APPROVED:

Mike Novo, Zoning Administrator

ATTEST:

BY: _____
Yolanda Maciel P., Zoning Administrator Clerk

APPROVED ON_____